

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 323082-28Please treat correspondence received on 18/08/25 as follows:

1. Update database with new agent for Applicant/Appellant _____ 2. Acknowledge with LRD <u>40</u> 3. Keep copy of Commission's Letter ☒	1. RETURN TO SENDER with LRD _____ 2. Keep Envelope: ☐ 3. Keep Copy of Commission's letter ☐
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Amendments/Comments	<u>online obs received John McNamara</u>
<u>missing photo</u>	

4. Attach to file (a) SHD/LRD Unit ☐ (b) Inspector ☒	RETURN TO EO ☐
EO: <u>Power Unit adj</u>	Plans Date Stamped ☐
Date: <u>21/08/25</u>	Date Stamped Filled in ☐
	AA: <u>SD</u>
	Date: <u>22/8/25</u>

An
Coimisiún
Pleanála

Planning Appeal Online Observation

Online Reference
NPA-OBS-004952

Online Observation Details

Contact Name
John McNamaraLodgement Date
18/08/2025 16:34:27Case Number / Description
323082

Payment Details

Payment Method
Online PaymentCardholder Name
John McNamaraPayment Amount
€50.00

Processing Section

S.131 Consideration Required

☐ Yes — See attached 131 Form☐ N/A — Invalid

Signed

EO

Date

Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG— 082205-25

Reason for Refund

Documents Returned to Observer

☐ Yes ☐ No

Request Emailed to Senior Executive Officer for Approval

☐ Yes ☐ No

Signed

EO

Date

Finance Section

Payment Reference

ch_3RxV4pB1CW0EN5FC0Crb7F70

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board
Member

Date

Date

File With

SECTION 131 FORM

Appeal No

ABP—

Defer Re O/H

☐

Having considered the contents of the submission dated/received
from _____ I recommend that section 131 of the Planning
and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

Section 131 not to be invoked at this stage.

Section 131 to be invoked — allow 2/4 weeks for reply.

☐
☐

Signed

EO

Date

Signed

SEO/SAO

Date

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks

BP

Signed

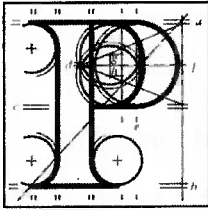
EO

Date

Signed

AA

Date



An
Bord
Pleanála

Observation on a Planning Appeal: Form.

Your details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

Dr John McNamara

(b) Address

3, Buxton Terrace, Sunday's Well Road, Cork

Agent's details

2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

n/a

(b) Agent's address

n/a

Postal address for letters

3. During the appeal process we will post information and items to you **or** to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1

☒

The agent at the address in Part 2

☐

Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) Planning authority

(for example: Ballytown City Council)

Cork City Council

(b) An Bord Pleanála appeal case number (if available)

(for example: ABP-300000-19)

323082

(c) Planning authority register reference number

(for example: 18/0123)

25/43847

(d) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Good Shepherd Convent, Sunday's Well, Cork

Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

The following are our chief concerns regarding the proposed development at the former Good Shepherd Convent at Sunday's Well, Cork:

The proposed development is directly bounding our property and is at a significantly higher elevation to our own dwelling and garden (see attached photo taken from our third floor). A section of the proposed three-story new-build element of the development is immediately adjacent to our boundary wall and will significantly overlook the entirety of our property (garden and dwelling) - greatly impinging on privacy.

We do not believe that the new build element next to our boundary is sufficiently set back and that it will have the effect of towering over our property and overlooking our garden and all rear windows (nine in total).

We have concerns about the structural integrity of the boundary wall in relation to significant heavy plant movement, piling, movement of heavy haulage vehicles and general construction work in the vicinity of this Victorian brick wall. Our garden is set lower and is in effect, beneath the proposed area of works.

We are also concerned about the effect of new build development on the delicate geology of the area and the effect on groundwater aquifers etc.

While we are supportive of development at the site and consider it critical for the Sunday's Well community and environment, we are extremely concerned at the prospect of multi-story new build elements that extend beyond the current building footprint at the site. In addition, we have concerns relating to the impact of heavy construction work in this long established residential environment that is a longstanding Architectural Conservation Area.

Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Fee

7. You **must** make sure that the correct **fee** is included with your observation. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.

